

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

DETERMINATIONS AND FINDINGS RELATIVE TO THE CONDITION OF  
KITTTREDGE SQUARE URBAN RENEWAL AREA AND THE CLEARANCE  
AREA LOCATED THEREIN, PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority"), is a public body, politic and corporate, duly organized and existing under Chapter 121B of the Massachusetts General Laws (Ter. Ed.), as amended, within the City of Boston Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies and inspections of an area within the City of Boston known and referred to as the Kittredge Square Urban Renewal Area and described in the Exhibit "A" attached hereto and made apart hereof (hereinafter called the "Project Area"), which Project Area includes a Clearance Area as shown on Map 1 of an application for Loan and Grant, which application was presented to the Authority; and

WHEREAS, the Authority has prepared an Urban Renewal Plan for the Project Area Report set forth in Code No. R-212 of the Part I: Final Project Report for the Kittredge Square Urban Renewal Project, which report describes the surveys and studies undertaken in the Project Area, the criteria used to determine the condition of structures and the character, physical conditions and uses of land and structures in the Project Area; and

WHEREAS, the Authority has considered and reviewed the aforementioned Project Area Report;

NOW, THEREFORE, BE IT RESOLVED that the Boston Redevelopment Authority, acting under and pursuant to its powers under the provisions of Chapter 121B, as amended, and any other powers thereunto enabling, does hereby determine and find the following particular facts:

A. As to the Project Area

1. Building Conditions

Of the 192 buildings in the Project Area, 146 are dwellings. Of those 192 buildings, 161 (84%) have deficiencies as defined by the City of Boston Building Codes.

## 2. Tax Foreclosures

Of the 27 acres of land in the Project Area, approximately 6 acres (22%) are now owned by the City of Boston because they have been taken and foreclosed for non-payment of taxes.

## 3. Building Demolitions

The vacant, unimproved land conditions in the project area has resulted from the demolition of buildings which have not been replaced and under existing conditions probably will not be replaced.

## 4. Vacant, Abandoned and Condemned Buildings

Approximately 15 percent of the buildings in the Project Area are vacant, partially vacant or abandoned. Most of these buildings are poorly maintained or have been destroyed by vandals, and consequently they are unsafe and hazardous.

## 5. Overcrowding or improper location of the structures on the Land

Many residential and non-residential structures do not meet standards set by the City's zoning ordinance. Lot areas and widths; usable open space; and front, side, and rear yard requirements are generally below code standards. Residential building coverage frequently is as high as 80 percent or more than double the percentage permitted by the code.

## 6. Excessive Dwelling Unit Density

Within parts of the project area, such as immediately surrounding Kittredge Square itself, a relatively heavy density has created environmental problems. Large families have been crowded into apartment houses, and little open space is usable for play and recreational needs. Generally, the predominant density comprises closely placed three deckers and row houses. The predominance of large low income families poses a challenge to the rehabilitation of the area with sufficient amenities, and at reasonable densities.



7. Obsolete building types, such as large residence or or other buildings which, through lack of use and maintenance, have a blighting influence

A number of large single family residences built during the 19th century have been converted to multi-family use. In their current condition they are now obsolete and have a blighting influence on the area. Other old buildings, some three deckers and brick row houses, have become vacant. Vacant and abandoned buildings are a persistent problem and one of the most hazardous and blighting influences in this area.

8. Detrimental Land Uses or Conditions

While commercial and industrial intrusions are not a major problem, the existence of large areas of vacant and non-utilized land is a serious detrimental condition. Vacant lots are often rubble-strewn and harbor rodents and other blighting influences which tend to undermine the stability of the residential community.

9. Unsafe, congested, poorly designed or otherwise deficient Streets

Information supplied by a 1969 Model City Survey of Existing Street Conditions indicates that the majority of streets have deficiencies of the following types:

- a. streets and sidewalks in poor condition.
- b. abrupt changes in street width.
- c. unsafe intersections and lack of street safety signals.
- d. inadequate provisions for parking.
- e. seriously inadequate street lighting.

The Boston Public Works Department Survey of 1967 indicated that 89 percent of the streets in the project area are deficient in artificial lighting. The absence of adequate lighting is a great source of anxiety among residents and businessmen alike. This is a serious challenge in terms of environmental amenity and safety.

11. Inadequate public utilities and community facilities contributing to unsatisfactory living conditions and economic decline

(A) Schools:

No schools are located within the small project area; however, immediately nearby are the obsolete elementary schools Nathaniel Hale, Dudley and Dillaway, all of which are built before 1909. (The Dudley was built in 1874 and the Dillaway in 1882.) The nearby Timilty Intermediate School is also seriously deficient in condition.

(B) Parks and Recreation:

Kittredge Square, a small square bounded by Highland and Cedar Streets, is now nothing more than a glass and rubble-strewn, blacktopped area. Because of insufficient neighborhood parking areas, this square is used to park cars. Abandoned cars are frequently found there. Linwood Square, also in the project area, is a small area which has not been maintained and, as with Kittredge Square, has become more of a blight than an amenity. Generally, the project area is seriously lacking in both active and passive recreational space.

(C) Sewerage and Water:

Information supplied by engineering consultants indicates that sewers discharge into combined storm drainage and sewer system. Overflows during storms are potential contributors to severe pollution. These consultants also found that a large percentage of water mains 16 inch and larger were laid prior to 1900 and are considered to have lost more than 50 percent of their original carrying capacity. There is a high incidence of main failures in many areas. Low pressures and inadequate volumes of water have been reported in both high and low service water systems in some parts of the area.

AND BE IT FURTHER RESOLVED that the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine as follows:



- (1) That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete, and in need of major maintenance and repair, because much of the real estate in recent years has been sold for non-payment of taxes or upon the foreclosure of mortgages, and because buildings have been torn down and not replaced and, under existing conditions, probably will not be replaced;
- (2) That the Project Area is a substandard area, wherein dwellings predominate, which, by reason of dilapidation, overcrowding, faulty arrangements or design, lack of ventilation, light or sanitation facilities, and a combination of these factors, are detrimental to the safety, health, welfare and sound growth of the Boston community;
- (3) That the Project Area is a blighted, deteriorated, and deteriorating area;
- (4) That the Clearance Area is a decadent and substandard area for the same reasons as those set forth in, respectively, (1) and (2) above;
- (5) That the Clearance Area is a blighted, deteriorated, and deteriorating area; and
- (6) That the Authority has prepared an urban renewal plan for the Project Area, which plan will include action with respect to the Clearance Area.

AND FINALLY, BE IT RESOLVED that the Secretary of the Authority is authorized to publish a notice of the findings and determinations adopted herein in a public newspaper of general circulation.

## Exhibit "A"

### Boundary Description

#### Kittredge Square Urban Renewal Area

Beginning at the intersection of the northerly sideline of Norfolk Street and the easterly sideline of Highland Street and running easterly along the northerly sideline of Norfolk Street to the extended easterly boundary of number 11 Norfolk Street;

Thence, turning and running southerly along the extended easterly boundary of number 11 Norfolk Street to the northerly sideline of Millmont Street;

Thence, turning and running easterly along the extended northerly sideline of Millmont Street to the easterly sideline of Lambert Avenue;

Thence, turning and running southerly along the easterly sideline of Lambert Avenue to the southerly sideline of Cedar Street;

Thence, turning and running northwesterly along the southerly sideline of Cedar Street to the easterly sideline of Highland Street;

Thence, turning and running southerly along the easterly sideline of Highland Street to the extended southerly boundary of number 104 Cedar Street;

Thence, turning and running westerly along the extended southerly boundary of number 104 Cedar Street to the easterly boundary of number 112 Cedar Street;

Thence, turning and running southerly along the easterly boundary of number 112 Cedar Street to the southerly boundary of number 112 Cedar Street;

Thence, turning and running westerly along the extended southerly boundary of number 112 Cedar Street to the easterly sideline of Cedar Park;

Thence, turning and running southerly along the easterly boundary of Cedar Park to the extended southerly boundary of number 40 Cedar Park;



Thence, turning and running westerly along the southerly boundary of number 40 Cedar Park to the westerly boundary of number 40 Cedar Park;

Thence, turning and running northerly along the westerly boundary of number 40 Cedar Park to the southerly boundary of number 14 Cedar Park;

Thence, turning and running westerly along the southerly boundaries of number 14 Cedar Park, number 12 Cedar Park, number 10 Cedar Park, number 8 Cedar Park, number 6 Cedar Park to the easterly boundary of number 20 Highland Park Avenue;

Thence, turning and running northerly along the easterly boundary of number 20 Highland Park Avenue to the southerly boundary of number 6 Romar Terrace;

Thence, turning and running westerly along the southerly boundaries of number 6 Romar Terrace, number 8 Romar Terrace, number 144 Cedar Street, number 146 Cedar Street, the extended northerly boundary of number 93 Fort Avenue to the westerly sideline of Center Street;

Thence, turning and running northeasterly along the westerly sideline of Center Street to the extended easterly sideline of Highland Street;

And thence, turning and running southerly along the easterly sideline of Highland Street to the point of beginning.